



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 3/30/2021 P.C. Number: 21-002 Round 2

Project Name: Timber Ridge Gym Addition

Project Location: 201 S. Evanston Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. No additional comments.

Date 03-30-21

Reviewed By:

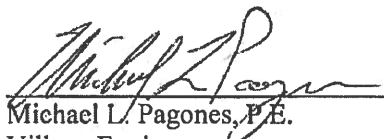

Fire Safety Supervisor

PLAN COMMISSION PC #21-005
Timber Ridge Gym Addition
201 S Evanston Ave
Round 2

31. The petitioner's response to comment nos. 12, 15, 18, 19, 20, 21, 22, 24, 25, 26, 28, 29 and 30 are acceptable.
32. The petitioner's response to comment no. 11 is noted. A building permit from the Village of Arlington Heights will be required as an MWRD permit is necessary for this project. The petitioner shall acknowledge that they accept this understanding.
33. The petitioner's response to comment no. 13 and 14 is noted. The Engineering Division is willing to sign off on the existing plan to start the MWRD review process with the following understanding:
- a) If the MWRD has additional requirements, which may include looking at including more of the site in the proposed calculations, further review and approval by the Village will be required.
 - b) The existing detention basin was constructed in 2006. In reviewing the project files, the required storage for the improvements that took place at that time was 0.15 ac-ft. The existing basin capacity of 0.12 ac-ft is undersized by 0.03 ac-ft.
 - c) If the MWRD does not have any additional requirements beyond the 0.44 ac-ft of detention provided on the current plans, the developer will still have to provide 0.47 ac-ft of storage to account for the existing basin being undersized by 0.03 ac-ft.
 - d) The Engineering Division will provide supplemental documentation on the existing basin directly to the Engineer.
34. The petitioner's response to comment no. 16 is noted. The exhibit provided only shows the truck entering the site from southbound Evanston Ave. Provide an exhibit showing a truck entering the site from northbound Evanston Ave. This can be addressed at final engineering.
35. The petitioner's response to comment no. 17 is noted. The curb ramp is designed to be at the maximum allowed running slope. It is recommended that the slope be reduced to insure compliance with current ADA requirements. This can be addressed at final engineering.

Public Works

36. The petitioner's response to comment no. 23 is noted. An RPZ will be required for the fire service within the addition. Sizing will be provided when plumbing plans are finalized. A double detector is not accepted. A fire meter with RPZ is required.
37. The petitioner's response to comment no. 27 is not acceptable. A 6" compound meter will be required for fire supply. The Village is required to measure all flows. Install a fire only meter on the new line.


Michael L. Pagones, P.E.
Village Engineer

4/6/21
Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 21-005

Project Name

Timber Ridge Gym Addition

Project Location

201 S. Evanston

Planning Department Contact Sam Hubbard

General Comments

Round 2

The Fire Department has no additional comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date March 30, 2021

Reviewed By:

LT. Mark Aleckson

Planning & Community Development Dept. Review

April 7, 2021



REVIEW ROUND 2

Project: Timber Ridge Gym Addition
201 S. Evanston Avenue

Case Number: PC 21-005

General:

23. The response to comments #10-13, #18-20, and #22 are acceptable.
24. Based on your responses, the Plan Commission must review and approve the following actions:
 - a) **Special Use Permit to allow a school on the subject property.**
 - b) **Variation to Chapter 28, Section 10.4-4, Community Service Uses, to reduce the required number of parking spaces from 80 space to 77 spaces.**
 - c) **Variation to Chapter 28, Section 6.15-1.2b., to allow certain parking rows to terminate without the code required landscape island including a shade tree on each end.**
 - d) **Variation to Chapter 28, Section 10.8-4, Community Service Uses, to reduce the required number of bike parking spaces from 8 spaces to 0 spaces.**
 - e) **Variation to Chapter 28, Section 5.1-3.5, Maximum Height, to allow a 30.5' tall building where code restricts the maximum allowable building height to 25'.**
 - f) **Variation to Chapter 28, Section 6.5-2, to to allow an accessory structure (shed) in a side yard where accessory structures are only allowed within a rear yard**
25. The response to comment #8 is noted. The proposed shed location requires a variation. Please provide the required justification for this variation.
26. The response to comment #9 is noted. The daycare can be classified as a "Day Nursery School" and is therefore not subject to the Day Care special use permit requirement.
27. The response to comment #15 is noted. However, the civil plans were not revised to show the proposed landscape islands (civil plans show the parking lot as striping with no landscape islands). The civil plans shall be revised at time of permit and the petitioner shall acknowledge this understanding.
28. The response to comment #16 is noted. As outlined above, the relocated storage shed requires a variation from Section 6.5-2, to allow an accessory structure (shed) in a side yard where accessory structures are only allowed within a rear yard. Please provide necessary justification.
29. The response to comment #17 is noted. However, staff recommends this element be relocated to the rear of the building.
30. The response to comment #21 is noted. Given the size of the vans, would 11' wide stalls be more appropriate, which is the current configuration of the vans stalls within the existing parking lot.

Prepared by: SAM HUBBARD

Timber Ridge Gym Addition

201 S. Evanston Avenue

PC #21-002

April 8, 2021

Landscape Comments

- 1) Options must be explored for the relocation of the transformer along Evanston Avenue so that it is located in the rear and fully screened with landscaping.
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